

Key: 14816

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.721

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RAPONI FRANCO TRS OF NOBLE REALTY TRUST PO BOX 3139 POCASSET, MA 02559-3139				39.0-261-0				55 JONATHAN BOURNE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RAPONI FRANCO TRS OF NOBLE REALTY CO LLC				08/10/2009	F	1 (189245)					
MEDEIROS PAUL J				06/27/2000	P	85,000 (158191)					
MEDEIROS PAUL J				09/19/1990		85,000 (89125)					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE		6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
16137	03/02/2016	2	ADDITIONS		06/27/2016	RJM	100 100
11404	07/18/2011	2	ADDITIONS	35,000	09/25/2013	JB	100 100
07542	09/06/2007	3	ALT/RENO		10/22/2008	JB	100 100
3917	12/15/2003	3	ALT/RENO	6,500	04/12/2004	MJ	100 100
03431	07/01/2003	2	ADDITIONS	140,000	04/12/2004	MJ	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	C-5	1.00	100	1.00	100	1.00	455,500	1.04	A	1.00	55	1.00		436,130
303	A	0.309	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00		7,050

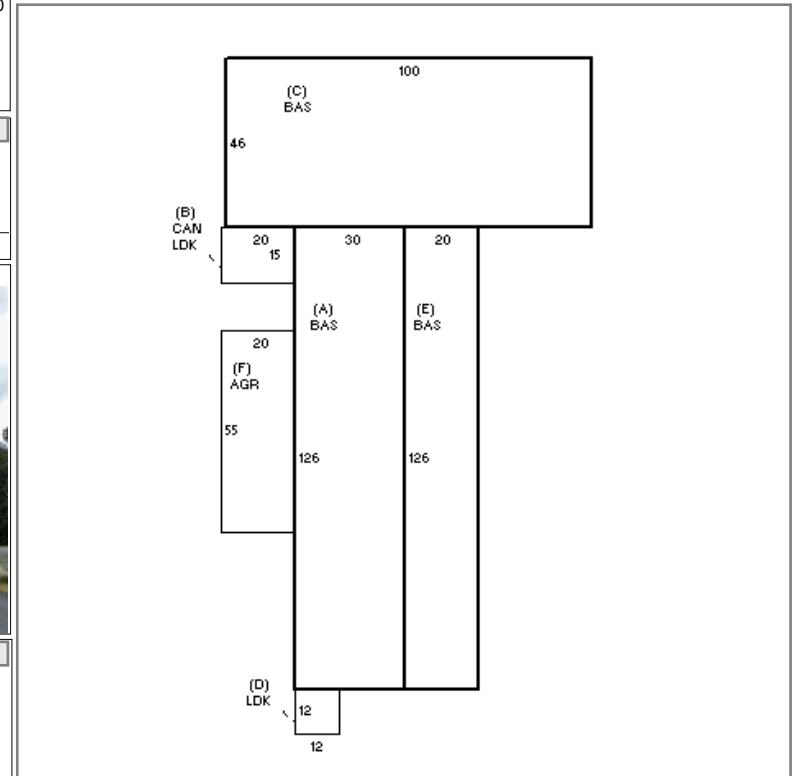
TOTAL	1.227 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	443,200	426,200		
Infl1	AVG		BUILDING	562,200	502,800		
N_Index	AVG		DETACHED	9,800	8,900		
			OTHER	0	0		
		TOTAL		1,015,200	937,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50	2000	15,494	1.20	9,300
SW2	V	1.30	10 0.90		20	28.34	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/8/2021	RP
MODEL	5		CIM-5	LIST	9/8/2021	RP
STYLE	57	1.04	OFFICE WAREHOUS [77%]	REVIEW	9/8/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			



YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	10,900	DETAIL ADJ	1.120
\$NLA(RCN)	\$64	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,780	2000	60.76	229,673
EXT. COVER	19	PREFAB METAL	1.00	B	LDK	N	LOADING DOCK	300		18.80	5,640
ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	300		13.00	3,900
ROOF COVER	10	METAL	1.00	C	BAS	L	BASE AREA	4,600	2003	60.76	279,496
FLOOR COVER	6	OTHER	1.00	D	LDK	N	LOADING DOCK	144		18.80	2,707
INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	2,520	2000	60.76	153,115
HEATING/COOL	9	WARM/COOL AIR	1.00	F	AGR	N	ATT GARAGE	1,100		25.60	28,160
FUEL SOURCE	2	GAS	1.00								
NAF	0		1.00								

TOTAL RCN	702,691
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2003 / 19
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$562,200